046.A	0003	0107.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	700,600 /	700,600
USE VALUE:	700,600 /	700,600
ASSESSED:	700,600 /	700,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MYEROV JOSH
Owner 2:	KO MELODY
Owner 3:	
Street 1:	14 HUBBARD AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	ACHTEM THEODORE A -
Owner 2:	CHAFFEE MELISSA A -
Street 1:	107 MEDFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Asbestos Exterior and 1502 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	700,600			700,600
Total Card	0.000	700,600			700,600
Total Parcel	0.000	700,600			700,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.44 | /Parcel: 466.44

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
271872			07/11/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.A-0003-0107.2

!15231!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	700,600	0	.		700,600		Year end	12/23/2021
2021	102	FV	680,200	0	.		680,200		Year End Roll	12/10/2020
2020	102	FV	670,000	0	.		670,000	670,000	Year End Roll	12/18/2019
2019	102	FV	599,400	0	.		599,400	599,400	Year End Roll	1/3/2019
2018	102	FV	530,400	0	.		530,400	530,400	Year End Roll	12/20/2017
2017	102	FV	483,600	0	.		483,600	483,600	Year End Roll	1/3/2017
2016	102	FV	483,600	0	.		483,600	483,600	Year End	1/4/2016
2015	102	FV	447,100	0	.		447,100	447,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:24:10

LAST REV

Date	Time
04/09/19	10:59:14

jorourke

USER DEFINED

Prior Id # 1:	32681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACHTEM THEODORE	47160-553		3/27/2006		403,000	No	No		
ACHTEM THEODORE	46352-251		10/26/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	Mail Update	JO	Jenny O
7/11/2018	Measured	DGM	D Mann
3/21/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7749					Access	-5							G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	58.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.34906793
Const Adj.:	0.94990498
Adj $ / SQ:	390.853
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860680
Depreciation:	160087
Depreciated Total:	700594

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	508.11
Special Features:	0	Val/Su Net:	466.44
Final Total:	700600	Val/Su SzAd	466.44

SKETCH

UnSketched SubAreas:
GLA: 1502,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,502	390.850	587,062

Net Sketched Area:	1,502			Total:	587,062
Size Ad	1502	Gross Area	1502	FinArea	1502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

046.A-0003-0107.2

IMAGE

AssessPro Patriot Properties, Inc